27-207300.0000

LAKE TOWN PROPERTIES LIMITED
LAKE TOWN PROPERTIES LIMITED
270 S CLEVELAND ST
MINSTER, OH 45865

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-408-016

LEGAL INFORMATION
MIAMI ADD
ALSO N PT LOT 23 & LOT 15
LOT 18

Property Class: 530
Neighborhood
27502702-01 -
Map: 04
Block: 14
Card: 74
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LAKE TOWN PROPERTIES	270 S CLEVELAND ST	MINSTER	OH	45865	12/04/2020	130,000	WDC : 908	☐	■
2	SHREVES JOHN W	1207 JESSICA LN	CELINA	OH	45822	05/04/2006	0	QCE : X : 0	☐	☐
3	SHREVES JOHN W & C TRACIE	606 N ASH ST	CELINA	OH	45822	01/05/1996	81,000	: A-M : 0	☐	☐

X: ☐ TTO LISTER: DF DATE: 04/14/2005 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
■ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
619 MURLIN AVE

COMMENT
TY2022:Net Gen=$1,747.04, Other Assessment=$0.00
DE17 ADD LOTS TOGETHER//GARG SITS ON BOTH
TriDwell=75

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F113 D132	ST325 DP94 ADJ306		34,600 0
			TOTAL	34,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017	2017			
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC	MISC			
APPRAISED VALUE	LAND	34,600	17,200	20,200	20,200	12,500			
	IMPR	119,200	90,900	85,200	98,300	98,300			
	TOTAL	153,800	108,100	105,400	118,500	110,800			
ASSESSED VALUE	LAND	12,110	6,020	7,070	7,070	4,380			
	IMPR	41,720	31,820	29,820	34,410	34,410			
	TOTAL	53,830	37,840	36,890	41,480	38,790			

OCCUPANCY	EXTERIOR
☐SF ☐DU ■TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	■	☐	☐	☐
CARPET	☐	■	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	☐	☐	☐
PANELING	☐	■	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS		9			
BEDROOMS		6			
FIREPLACES					

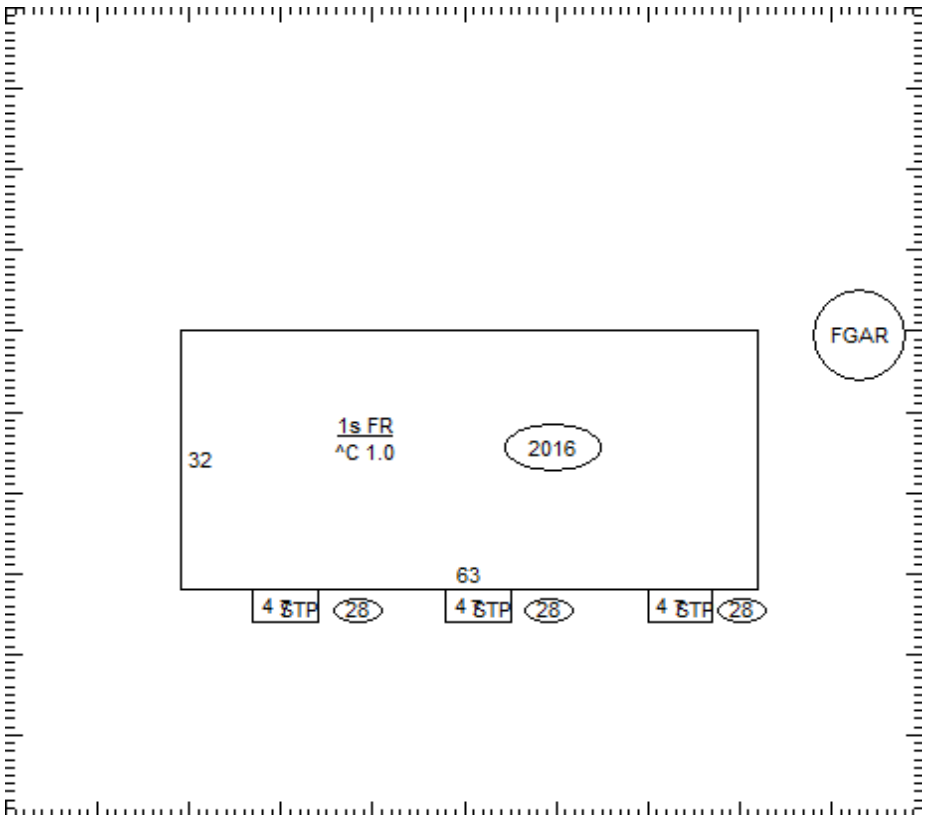
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■			
X FULL BATH		2		
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	2016	FR	235,530

SUBTOTAL		235,530
MULTI-FAMILY #	2	5,000
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	6	7,260
GARAGES & CARPORTS		0
EXTRA FEATURES		900
SUBTOTAL		248,690
GRADE FACTOR		100 %
UNADJUSTED VALUE		186,520
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,016	C		1970	1992	A	186,520	28	134,290		116,800
1 Gar - Frame		22x30	660	C	23.70	1940		G	15,640	85	2,350		2,400
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		119,200

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COMMENTS

Dwelling has an Economic Factor of 87%